



**City of Broken Arrow  
Meeting Agenda  
Planning Commission**

City of Broken Arrow  
Council Chambers  
220 S 1st Street  
Broken Arrow OK  
74012

*Chairperson Ricky Jones  
Vice Chair Lee Whelpley  
Member Fred Dorrell  
Member Mark Jones  
Member Pablo Aguirre*

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**Thursday, December 6, 2018**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

A. [18-1307](#) Public hearing, consideration, and possible action regarding PUD-17B (Planned Unit Development Major Amendment), Vandever Acres Center, 5 acres, CG, located north and west of the northwest corner of New Orleans Street and Elm Place

**Attachments:** [1-Published Planning Commission Factsheet](#)  
[2-Case Map](#)  
[3-Aerial](#)  
[4-PUD Amendment Development Standards](#)  
[5-Vandever Acres Center Plat](#)  
[6-Letter from Oil Capital Real Estate Services](#)  
[7-Email from GBR Properties](#)  
[8-Meeting Agenda Prepared by GBR Properties](#)  
[9-Section 37-518.3.A Able Commission excerpt](#)  
[10-Map showing 300-foot distance from property line](#)

**4. Consideration of Consent Agenda**

A. [18-1351](#) Approval of Planning Commission meeting minutes of October 25, 2018

**Attachments:** [10 25 2018 Planning Commission Minutes](#)

B. [18-1352](#) Approval of Planning Commission meeting minutes of November 1, 2018

**Attachments:** [11 01 2018 Planning Commission Minutes](#)

C. [18-1397](#) Approval of Planning Commission meeting minutes of November 15, 2018  
**Attachments:** [11 15 2018 Planning Commission Minutes](#)

D. [18-1348](#) Approval of BAL-2039, 1101 North Aspen Lot Split, 2.11 acres, Lot 2, Block 1, Dental Depot, CN/PUD-223, north of the northeast corner of Kenosha Street and Aspen Avenue  
**Attachments:** [2-Case Map](#)  
[3-Aerial](#)  
[4-Lot Split Exhibit](#)

E. [18-1360](#) Approval of BAL-2044, Wall/Toomey Lot Split, 2 Lots, 6.23 acres, north of Albany Street, east of Evans Road  
**Attachments:** [2-CASE MAP.BAL-2044](#)  
[3-AERIAL.BAL 2044](#)  
[4-LOT SPLIT LEGAL DESCRIPTIONS AND EXHIBITS](#)

F. [18-1374](#) Approval of BAL-2045CB, Wall/Toomey Lot Combination, 5 Lots, 11.43 acres, north of Albany Street, east of Evans Road  
**Attachments:** [2-CASE MAP.BAL-2045CB](#)  
[3-AERIAL.BAL 2045CB](#)  
[4-LOT COMBINATION LEGAL DESCRIPTIONS AND EXHIBITS](#)

G. [18-1388](#) Approval of PT18-111, Preliminary Plat, Dollar General Broken Arrow #20251, 1.88 acres, 1 Lot, A-CH to CG/PUD-283 via BAZ-2015, located west of the southwest corner of Aspen Avenue and Omaha Street  
**Attachments:** [2-SUBDIVISION CHECKLIST](#)  
[3-Preliminary Plat and Covenants](#)  
[4-Conceptual Utilities](#)

H. [18-1389](#) Approval of PT17-105, Conditional Final Plat, Aspen Crossing Patio Homes, 82 lots, 15.29 acres, A-1, R-2 and A-R-2 to RS-3, RD, and PUD-260, north and east of the northeast corner of Jasper Street and Aspen Avenue  
**Attachments:** [2-CHECKLIST.ASPEN CROSSING](#)  
[3-CONDITIONAL FINAL PLAT](#)  
[4-DEED OF DEDICATION AND RESTRICTIVE COVENANTS](#)  
[5-PEDESTRIAN PATH&WALKWAY EXHIBIT](#)

I. [18-1392](#) Approval of PT17-105A, Conditional Final Plat, Aspen Crossing 1, 49 lots, 12.63 acres, A-1 to RS-3/PUD-260, north of the northeast corner of Jasper Street and Aspen Avenue

**Attachments:** [2-CHECKLIST.ASPEN CROSSING I](#)  
[3-CONDITIONAL FINAL PLAT](#)  
[4-DEED OF DEDICATION AND RESTRICTIVE COVENANTS](#)

## **5. Consideration of Items Removed from Consent Agenda**

### **6. Public Hearings**

A. [18-1349](#) Consideration, discussion and possible approval of PUD-223A, Dental Depot Amendment, 2.11 acres, Lot 2, Block 1, Dental Depot, CN/PUD-223, north of the northeast corner of Kenosha Street and Aspen Avenue

**Attachments:** [2-CASE MAP](#)  
[3-Aerial](#)  
[4-APPROVED PUD 223.DENTAL DEPOT](#)  
[5-PUD-223A PROPOSED AMENDMENT](#)  
[6-PUD-223A EXHIBIT](#)

B. [18-1308](#) Public hearing, consideration, and possible action regarding BAZ-2016, Builder's Unlimited, Inc., 2.98 acres, IL and A-IL to IL, one-quarter mile north of New Orleans Street, one-quarter mile west of Evans Road

**Attachments:** [2-CASE MAP.BAZ-2016](#)  
[3-AERIAL.BAZ-2016](#)  
[4-COMP PLAN](#)  
[5-CONCEPTUAL SITE PLAN.BAZ-2016](#)  
[6-CONCEPTUAL BUILDING ELEVATION.BAZ-2016](#)  
[7-PROPERTY SURVEY.BAZ-2016](#)

## **7. Appeals**

## **8. General Commission Business**

## **9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)**

## **10. Adjournment**

**NOTICE:**

- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
- 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
- 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

**POSTED on \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ am/pm.**

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**City Clerk**